

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Leecon Way, Rochford, SS4 1TU £160,000

Horizon Estate Agents are delighted to offer to market this one bedroom, second floor, purpose built apartment. The property comprises of a double bedroom, bathroom, fitted kitchen and 17'1 x 10'1 lounge/diner. Further benefits include a lease extension to 99 years on completion, communal gardens and communal parking. Located within walking distance to Rochford Railway Station, shops and bus links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk  
horizonstates.co.uk



### **Entrance**

Double glazed communal entrance with telephone security entry phone, stairs lead to second floor, personal solid wood entrance door to:

### **Entrance Hall**

Telephone entry phone, laminate flooring, access to loft, smooth plastered ceiling.

### **Lounge**

17'1" x 10'1" (5.21m x 3.07m )

Upvc double glazed windows to front and rear, carpeted, electric heater, power points, smooth plastered ceiling, archway to:

### **Kitchen**

10'6" <8'2" x 7'1" (3.20m <2.49m x 2.16m )

Upvc double glazed windows to rear and side, Inset into work surface single drainer single bowl stainless steel sink unit with mixer tap, black granite effect roll edge work top surfaces. Range of white high gloss base and eye level units, integrated fridge and freezer, Beko brushed steel electric oven, inset Stoves four ring Halogen hob, Russell Hobbs extractor canopy over, tiled floor, cupboard housing hot water cylinder, power points, smooth plastered ceiling.

### **Bedroom**

13'3" x 9'4" (4.04m x 2.84m )

Upvc double glazed window to front, carpeted, electric heater, power points, smooth plastered ceiling.

### **Bathroom/WC**

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail, vinyl flooring, partly tiled walls, obscured double glazed window to rear aspect, smooth plastered ceiling.

### **Externally**

Communal gardens and off street parking, bin store.

### **Additional Information**

Tenure: Leasehold

Lease Length: Extended to 99 Years on Completion of Sale (Currently 76 Years remaining)

Service Charge; £401.10 quarterly

Ground Rent: £150 p/a

Council: Rochford District Council

Tax Band: B

### **Agents Note**

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.

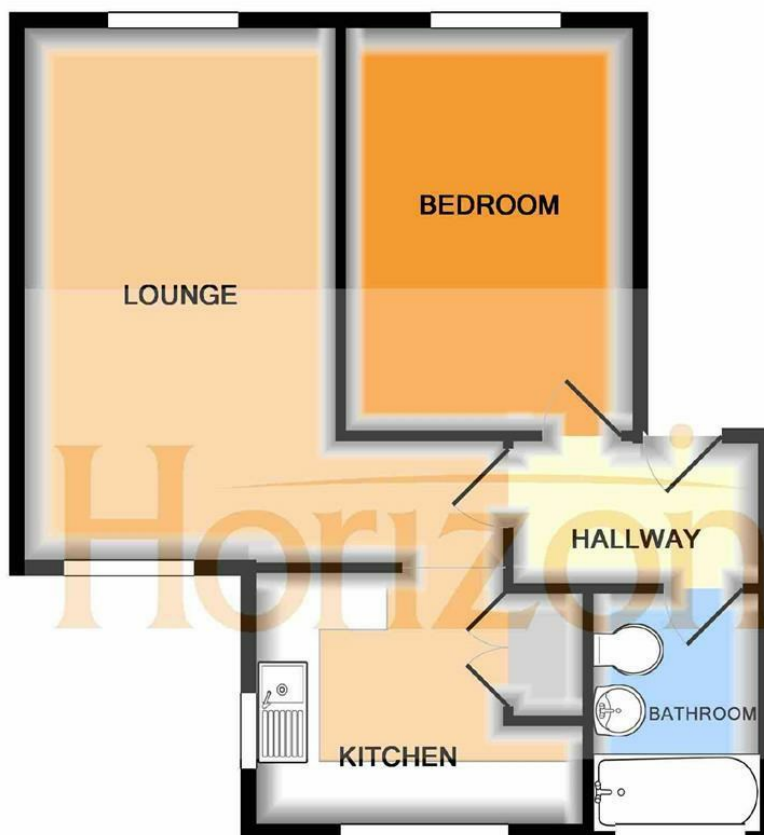


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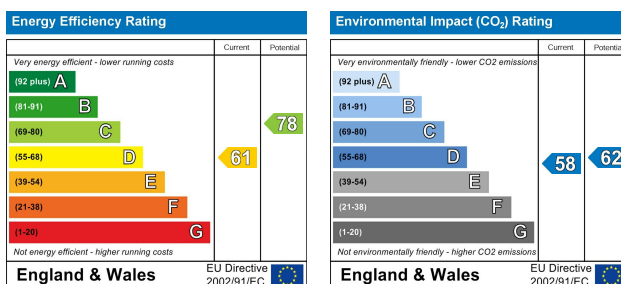
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TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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